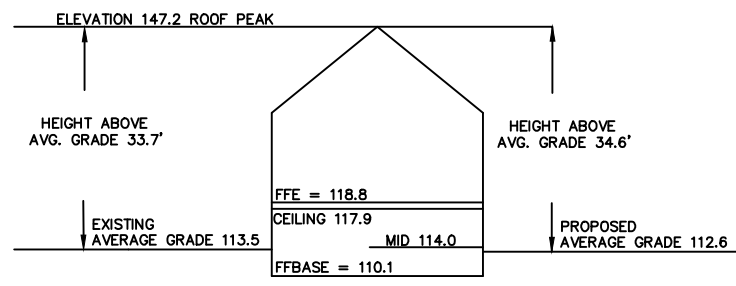


PREPARED FOR:
 SUSAN H. & ARNOLD P. SERVAIS
 4 GARRISON STREET
 NEWTON, MA. 02467

ZONING DISTRICT
 MR1

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	7000	9780±	9780±
MINIMUM LOT WIDTH	FT.	70.0	83.28	83.28
FRONT SETBACK	FT.	25.0	20.1(21.6)	20.1 (21.6)
SIDE SETBACK	FT.	7.5	19.5	7.9
REAR SETBACK	FT.	15.0	49.7	42.3
BUILDING HEIGHT (MAX)	FT.	36.0	34.0	34.7
LOT COVERAGE	%	30.0	16.3	21.1
MINIMUM OPEN SPACE (MIN)	%	50.0	67.7	64.6
IMPERVIOUS	S.F.		3328	3418
	%		34.0	34.9



- NOTES:
- ZONING CLASSIFICATION – MR1
 - LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BOOK 13738 PAGE 135
 - PLAN REFERENCES:
MIDDLESEX REGISTRY OF DEEDS END OF BOOK 4561
 - ASSESSORS PARCEL ID: 61011 0008
- *REFER TO HAYES ENGINEERING PLAN FOR STORMWATER DESIGN DATUM IS ASSUMED

PLOT PLAN
 FOR
 4 GARRISON STREET
 IN
 NEWTON, MA.

SCALE: 1"=20' DECEMBER 4, 2018

C & G SURVEY COMPANY
 37 JACKSON ROAD
 SCITUATE, MA. 02066
 1-877-302-8440
 REVISED: 11-10-22